



## Chaucer Road, London E7 9LZ

**£2,100**

Birchills Estate Agents are very pleased to offer the rental market this superb four double bedroom home, within close walking distance to Forest Gate Overground Station.

The ground floor of this home offers a separate reception, double bedroom, WC, a dining room and a fully fitted kitchen.

The first floor offers three generously bedrooms and a family bathroom.

To the front of this home there is resident permit parking and to the rear there is a private garden.

Undergoing full Paint & New flooring throughout

Please call a member of Birchills Team today - we expect this fabulous home to let very quickly.



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### Reception 1

13'3" x 11'4" (4.059 x 3.462)

### Reception 2

11'1" x 9'5" (3.38 x 2.894)

### Downstairs Bedroom

10'11" x 9'8" (3.352 x 2.96)

### Kitchen

9'7" x 8'2" (2.93 x 2.5)

### Bedroom

15'0" x 11'9" (4.58 x 3.6)



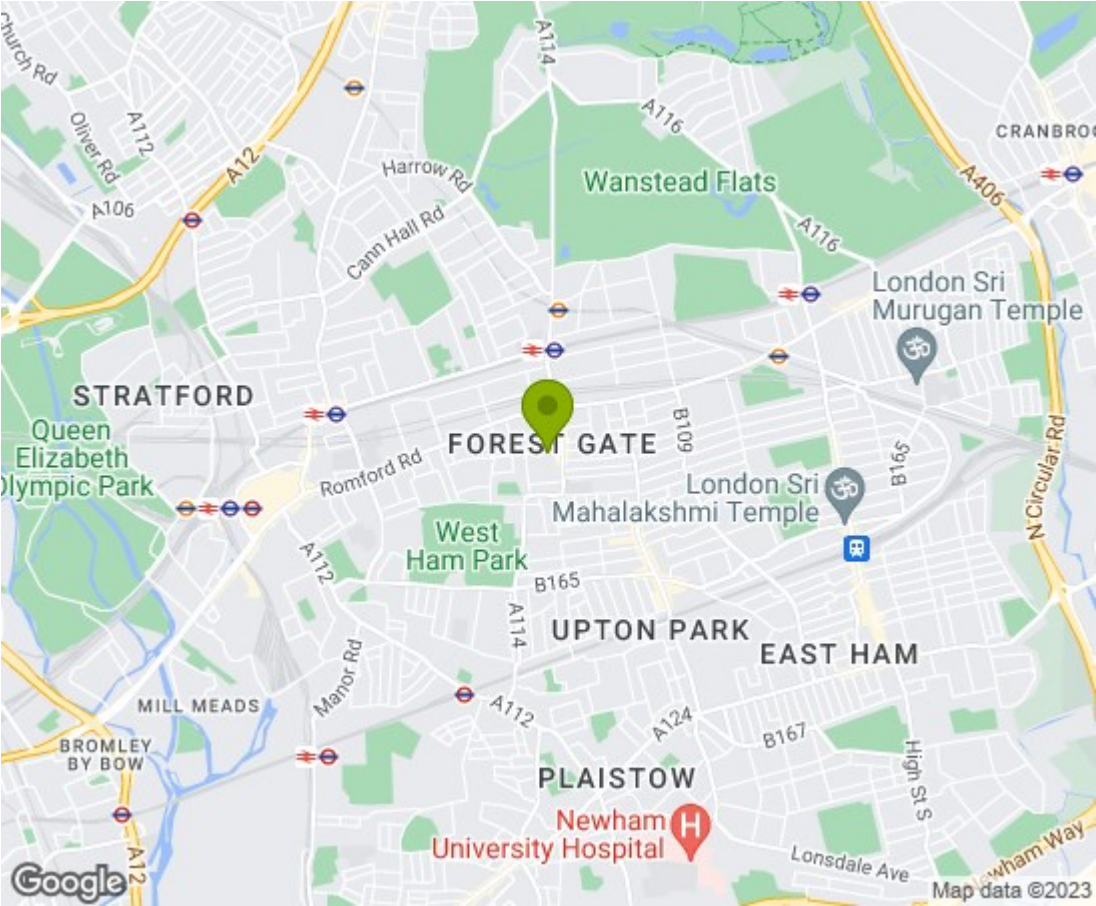
### Bedroom



10'9" x 9'10" (3.3 x 3.004)



### Bedroom

15'8" x 9'7" (4.8 x 2.936)



| Energy Efficiency Rating  |  | Current   | Potential     |
|---|--|---|---------------|
| Very energy efficient - lower running costs                     |  | <div>62</div>   | <div>87</div> |
| (92 plus) A   |  |   |               |
| (81-91) B   |  |   |               |
| (69-80) C   |  |   |               |
| (55-68) D   |  |   |               |
| (39-54) E   |  |   |               |
| (21-38) F   |  |   |               |
| (1-20) G  |  |   |               |
| Not energy efficient - higher running costs                     |  |   |               |
| England & Wales   |  | EU Directive 2002/91/EC  |               |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |   |               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current   | Potential     |
| (92 plus) A   |  |   |               |
| (81-91) B   |  |   |               |
| (69-80) C   |  |   |               |
| (55-68) D   |  |   |               |
| (39-54) E   |  |   |               |
| (21-38) F   |  |   |               |
| (1-20) G  |  |   |               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |   |               |
| England & Wales   |  | EU Directive 2002/91/EC  |               |

